



Talbot County Planning Commission
Decision Summary
Wednesday, July 5, 2023 at 9:00 a.m.
Bradley Meeting Room
11 N. Washington Street, Easton

Archived audio of the meeting is available at:

[Talbot County Meeting Videos - Talbot County, Maryland](https://www.talbotcountymd.gov)
(talbotcountymd.gov)

Attendance:

Commission Members:

Michael Strannahan, Vice Chairman
William Boicourt
Paul Spies
James Corson

Staff:

Brennan Tarleton, Planning Officer
Elisa Deflaux, Planning II
Mike Mertaugh, Assistant County Engineer
Rebecca Guay, Commission Attorney
Andy Meehan, Commission Attorney

1. **Call to Order**—Commissioner Councill called the meeting to order at 9:00 am.
2. **Decision Summary Review**

June 7, 2023 —

Commissioner Spies moved to approve the June 7, 2023 as presented. Commissioner Corson seconded the motion.

Vote	4-0
FOR:	4- Strannahan, Corson, Boicourt, Spies
AGAINST:	0
ABSTAIN:	0
ABSENT:	1- Councill

3. Old Business-

- a. **Applicant:** 5001 SHR, L.C *POSTPONED*
- File No:** CC-22-1
- Agent(s):** Ryan Showalter, MDSW
Brett Ewing, Lane Engineering, LLC.

98 **File No.:** **REV-23-9**
99 **Agent:** Blair Armes, Andrews Land Surveying
100 **Request:** Major Revision Plat – Sketch Plan
101 **Location:** 6141 Old Trappe Rd, Trappe MD 21673
102 Tax Map 48, Parcel 18
103 **Zoning:** AC

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105 **Staff Presentation:**
106 Elisa Deflaux, Planner II

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108 **Applicant Presentation:**
109 Ann Marie McManus

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111 **Public Comment:** None

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113 **Commissioner Boicourt moved that the Planning Commission recommend approval**
114 **of Major Revision Plan – REV-23-9 - Sketch Plan for Little England, LLC and**
115 **Tyler R. Willis and Ann Marie McManus located at 6141 Old Trappe Rd, Trappe**
116 **MD 21673 subject to staff conditions. Commissioner Spies seconded the motion.**

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118 **Vote** **4-0**
119 **FOR:** **4- Corson, Strannahan, Boicourt, Spies**
120 **AGAINST:** **0**
121 **ABSTAIN:** **0**
122 **ABSENT:** **1- Councill**

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124 **c. Applicant:** **James & Maya Lancaster**
125 **File No.:** **MCAV-23-5**
126 **Agent:** Brett Ewing, Lane Engineering
127 **Request:** Minor Variance – Construction of porch located 85’ feet from Mean
128 High Water.
129 **Location:** 7829 Church Neck Rd, St Michaels, MD 21663
130 Tax Map 32, Parcel 70
131 **Zoning:** RC

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133 **Staff Presentation:**
134 Elisa Deflaux, Planner II

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136 **Applicant Presentation:**
137 Brett Ewing, Lane Engineering

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139 **Public Comment:** None

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141 **Commissioner Corson moved that the Planning Commission recommend approval**
142 **of Minor Variance # MVAC-23-5 for James and Maya Lancaster at 7829 Church**
143 **Neck Road, St. Michaels, Maryland subject to staff conditions. Commissioner Spies**
144 **seconded the motion.**

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Vote 4-0
FOR: 4- Corson, Strannahan, Boicourt, Spies
AGAINST: 0
ABSTAIN: 0
ABSENT: 1- Councill

- d. Applicant:** Edwin Hale/ Timothy Hogan
- File No.:** SUB-22-1
- Agent:** Tim Marshall, Rauch Inc
- Request:** Small-Scale Subdivision, Creation of Lot 5-
- Location:** 9170 Hunting Creek Lane, Easton
Tax Map 24, Grid 08, Parcel 6, Lot 1, 2 & 4
- Zoning:** RC/WRC

Staff Presentation:
Elisa Deflaux, Planner II
Brennan Tarleton, Planning Officer

Applicant Presentation:
Ryan Showalter, McAllister, De Tar, Showalter & Walker LLC
Tim Marshall, Rauch Inc

Public Comment: None

Commissioner Spies moved that the Planning Commission recommend approval of SUB-22-1 Small-Scale Subdivision – Preliminary Plan for Edwin F. Hale, Sr. and Timothy S. Hogan subject to staff conditions and resolution of the Critical Area comments. Commissioner Corson seconded the motion.

Vote 4-0
FOR: 4- Corson, Strannahan, Boicourt, Spies
AGAINST: 0
ABSTAIN: 0
ABSENT: 1- Councill

- 5. Discussion Items – None**
- 6. Staff Matters – None**
- 7. Work Sessions –None**
- 8. Commission Matters–Popular Hill Growth allocation application was postponed. The applicant for the Popular Hill Growth Allocation is in the process of submitting new plans to the Town of Easton. Staff will continue to update the Planning Commission.**

191 **Public Comment:**
192 Phil Livingston

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194 **9. Adjournment**– Commissioner Councell adjourned the meeting at 10:04 am.